

Minutes of the Regular Work Session of the  
Board of Mayor and Aldermen, City of Kingsport, Tennessee  
Monday, November 18, 2013, 3:00 PM  
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis Phillips

Alderman John Clark

Alderman Colette George

Vice-Mayor Mike McIntire

Alderman Tom C. Parham

Alderman Tom Segelhorst

City Administration

John G. Campbell, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 3:00 p.m. by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Angie Marshall. Absent: Alderman Jantry Shupe.
3. **STRATEGIC PLANNING SESSION.** Public Works Director Ryan McReynolds gave a presentation on the history and growth of the water system in Kingsport since before 1920, including the acquisition of utility districts. He explained the movement from reactive to preventative to proactive maintenance, noting the investments that have to be made because of TDEC [Tennessee Department of Environment and Conservation]. Chad Austin and Niki Ensor provided further details. Police Chief Quillin then presented information on the history of the police department, depicting a timeline since 1917. He highlighted the many achievements the department has made, including increased professionalism and obtaining/maintaining accreditation status. He also pointed out the increases in population and call volume indicate the need for more officers and detectives. Due to time constraints, Fire Chief Dye will give his report at the next work session.
4. **HEALTHY KINGSPORT PRESENTATION.** Mr. Roger Mowen and Mr. Charlie Glass presented details on the Healthy Kingsport movement, which is a part of the Healthy Tennessee effort. He discussed the justification for this program and the metrics utilized to gauge success. Mr. Mowen further noted the funding and strategies necessary for this program to operate.
5. **WINERY PROJECT PRESENTATION.** Mr. Andy King and Mr. Michael Reedy gave information on this item. Mr. King noted the benefits the winery has provided to Meadowview Convention Center as well as to tourism in Kingsport. Mr. Reedy discussed the success of the business since the soft opening in the summer, noting it is doing better than expected.
6. **APPALACHIAN POWER.** Mr. Isaac Webb explained they would be asking TRA [Tennessee Regulatory Authority] for additional revenue at the end of next year which would result in a rate increase for citizens over the next eight years. He gave examples of reliability strategies as well as improvements. Mr. Webb further discussed the rates and their impact.

**Minutes of the Regular Work Session of the Board of Mayor and Aldermen of Kingsport, Tennessee, Monday, November 18, 2013**

***Note:** To accommodate members in the audience, Items VI.B.1, VI.B.2 and VI.D.2 were discussed at this time, out of order. These items were followed by the work session tickler discussion. The regular agenda then resumed at Item VI.B.3.*

**7. WORK SESSION TICKLER.** Mayor Phillips asked for an update on Cleek Road. Alderman Segelhorst commented on the safety incidents. Planning Manager Tully gave an update on the housing incentive application. School Superintendant Dr. Lyle Ailshie provided information on the football stadium. Some discussion followed.

**8. REVIEW OF AGENDA ITEMS ON THE NOVEMBER 19, 2013 REGULAR BUSINESS MEETING AGENDA.** City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

**VI.B.1 Public Hearing and Consideration of Ordinances to Amend Zoning of Parcel 1, Tax Map 46A, Located off West Stone Drive in the 11<sup>th</sup> Civil District of Sullivan County (AF: 277-2013).** Mayor Phillips pointed out the concern from the last meeting was the gun store being too close to a school zone. He noted the majority of phone calls the board has received have been in support of the rezoning. Alderman George commented that some parents were more comforted with a gun store in this location than a convenience store. Ms. Kathleen Beine and Ms. Pat Turner spoke in opposition of this item. Mr. Tim Crowder spoke on behalf of the store, noting the store's policies for safety.

**VI.B.2 Public Hearing and Consideration of Ordinances to Amend Zoning of a Portion of Parcel 125, Tax Map 32J, Located off East Stone Drive in the 10<sup>th</sup> Civil District of Sullivan County (AF: 278-2013).** Mayor Phillips asked for this item to be deferred because the attorneys have not been able to get together to discuss rezoning the whole property. Alderman Parham commented the Crown Colony residents didn't have a problem with the lot itself, but noted the need for a site barrier. City Attorney Billingsley gave further details. The mayor stated if an agreement could not be reached between the attorneys, there was the possibility of rejecting this item as is, with serious restrictions being placed on it.

**VI.D.2 Consideration of a Resolution Authorizing the Mayor to Execute an Agreement with First Tennessee Bank National Association to Provide Comprehensive Banking Services for Five Years Beginning January 1, 2014 with Options for Two Renewals at Three Years Each (AF: 263-2013).** City Recorder Demming provided details on the proposal process. Mayor Phillips expressed concern with being locked into an agreement with the same bank until January of 2025. Mr. Demming explained the agreement was for five years with two option renewals where either party could terminate the agreement. Mr. Jake Harrison from First Tennessee Bank provided further details and answered questions from the Board. Some discussion followed.

***NOTE:** The discussion on the Work Session Tickler occurred at this time.*

**Minutes of the Regular Work Session of the Board of Mayor and Aldermen of Kingsport, Tennessee, Monday, November 18, 2013**

**VI.B.3 Consideration of an Ordinance to Amend the Drug Fund Budget by Appropriating Funds for Various Projects** (AF: 273-2013). City Manager Campbell discussed this item, noting cameras would be placed in the parking garage using these funds. Police Chief Quillin confirmed staff has doubled checked with the State and this is an appropriate use for this money.


**VI.B.4 Consideration of an Ordinance Amending Various Code Provisions Allowing the Manufacturing and Retail Sale of Beer in the Kingsport Business Area** (AF: 294-2013). City Attorney Billingsley provided details on this item, stating this change to the ordinance will allow a manufacturer to sell beer at their facility without also having to serve food as a restaurant.

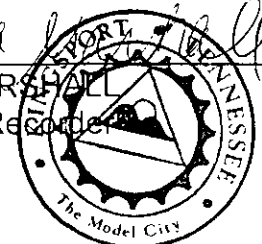
**VII.5 Consideration of Approval for Additional Holiday Time at Christmas for City Employees** (AF: 296-2013). City Manager Campbell explained this would give city employees an extra day off on Christmas Eve this year. Alderman Segelhorst suggested offering a floating holiday every year since this has become a common practice.


**BOARD COMMENT.** Mayor Phillips commented on the provision in the charter regarding the hiring of the police chief, the city attorney and the city recorder. He noted it was changed several years ago to allow the city manager to do this, but it should be changed back, stating it was a necessary check and balance. Some discussion followed.

**PUBLIC COMMENT.** None.

**9. ADJOURN.** Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 7:10 p.m.

  
ANGELA MARSHALL  
Deputy City Recorder



  
DENNIS R. PHILLIPS  
Mayor